

CA4 ON HBL W26 78 P65

SPECIAL COLLECTIONS

PROPOSED OFFICES

Central Public School
75 Hunter Street West
Hamilton, Ontario

C44 ON HBL W26 78 P65

URBAN/MUNICIPAL

URBAN MUNICIPAL

JAN 9 1981

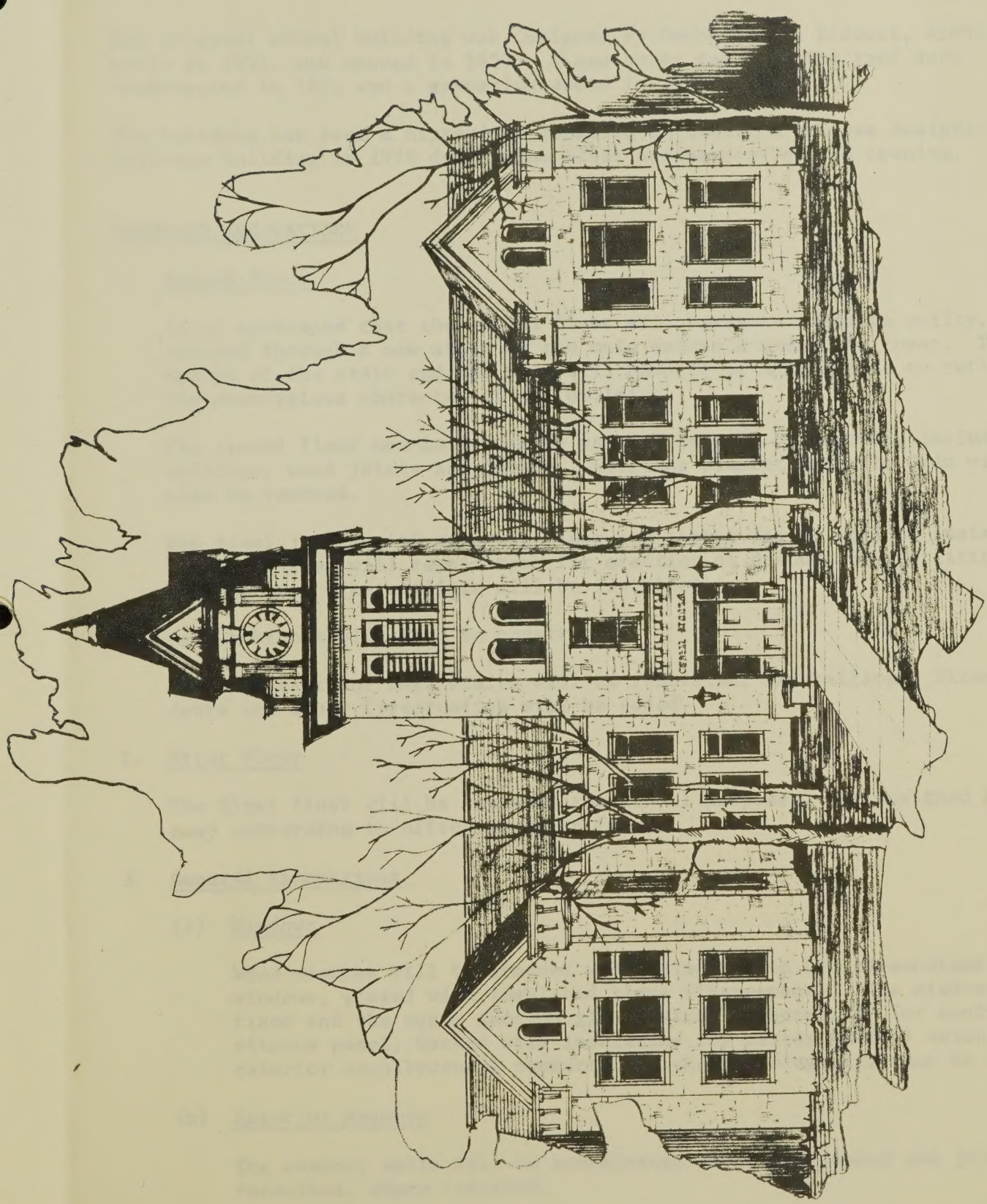
GOVERNMENT DOCUMENTS

P R O P O S E D O F F I C E S

Central Public School
75 Hunter Street West
Hamilton, Ontario

P R O P O S E D R E N O V A T I O N S

March 1979



CENTRAL PUBLIC SCHOOL

CENTRAL PUBLIC SCHOOL

The original school building was designed by Cumberland & Rideout, Architects, built in 1851, and opened in 1853. A new tower and a higher roof were constructed in 1891 and a gymnasium added in 1952.

The building has been a historical landmark in Hamilton and was designated a Heritage Building in 1978 during the 125th anniversary of its opening.

PROPOSED RENOVATIONS

1. Second Floor

It is envisaged that the second floor will become a separate entity, entered through a new stair at the main entrance under the tower. The design of the stair and the hall will have to be appropriate to reflect the prestigious character of the building.

The second floor non-load bearing partitions will be removed, including ceilings, wood joists and floors. Existing plaster and tile dado will also be removed.

New steel joists with concrete floor and carpet finish will be installed. The floor area will remain open for erection of demountable partitions. New acoustic tile ceilings will be installed.

New washrooms will also be constructed.

Existing east and west stairs will be renovated; new railings, fire-rated doors and stair fireproofing will be added.

2. First Floor

The first floor will be retained for school purposes, but designed for easy conversion to office space in future.

3. General Renovations

(a) Windows

Wood windows will be removed and replaced with bronze-anodized aluminum windows, glazed with insulated glass (Thermopane). The windows will be fixed and the upper section glazed with "spandrelite" (or equivalent) vitrous panel, backed with insulation for better thermal value. The exterior architectural character of the building will thus be retained.

(b) Exterior Masonry

The masonry walls will be sandblasted or steam-cleaned and joints recaulked, where required.

3. General Renovations (Cont'd)

(c) Heating, Air-conditioning and Ventilation

The existing boiler will be retained, but a new heating, ventilating and air-conditioning system will be installed. The second floor will be fully air-conditioned, and controlled separately from the first floor which will originally be designed for a 10 months' operation.

The floor of the attic will be insulated to reduce energy consumption.

(d) Plumbing

New plumbing lines and hot water tank will be installed.

(e) Electrical

Electrical work will include a new 400 amp service, new panels, wiring and fixtures.

The existing fire alarm will be modified to suit new conditions.

4. Site Development

The site area is 2.75 acres. It is proposed to extend existing parking area to provide 22 parking spaces for offices and 8 car spaces for the school.

PROPOSED LEASE

1. The attached floor plans indicate the second floor as an open space. The proposed renovations will include the following finishes in areas shown:

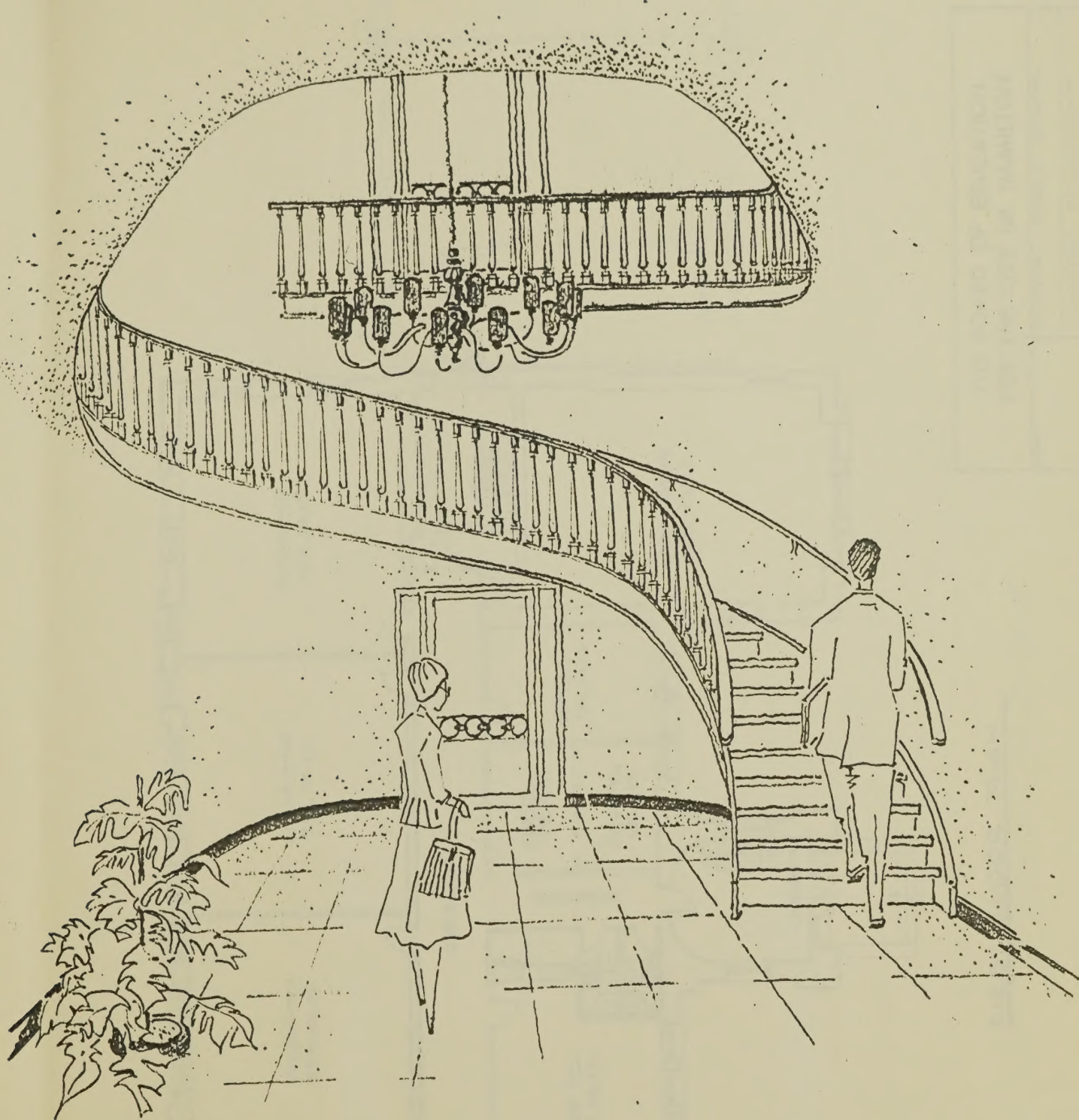
Floors (offices) -- carpet, wood or equivalent
Walls (shown on drawings) -- plaster painted
Ceilings -- acoustic tile
Light fixtures to suit the tenant's requirements

Interior office partitions will be the responsibility of the tenant, but can be a subject of negotiation.

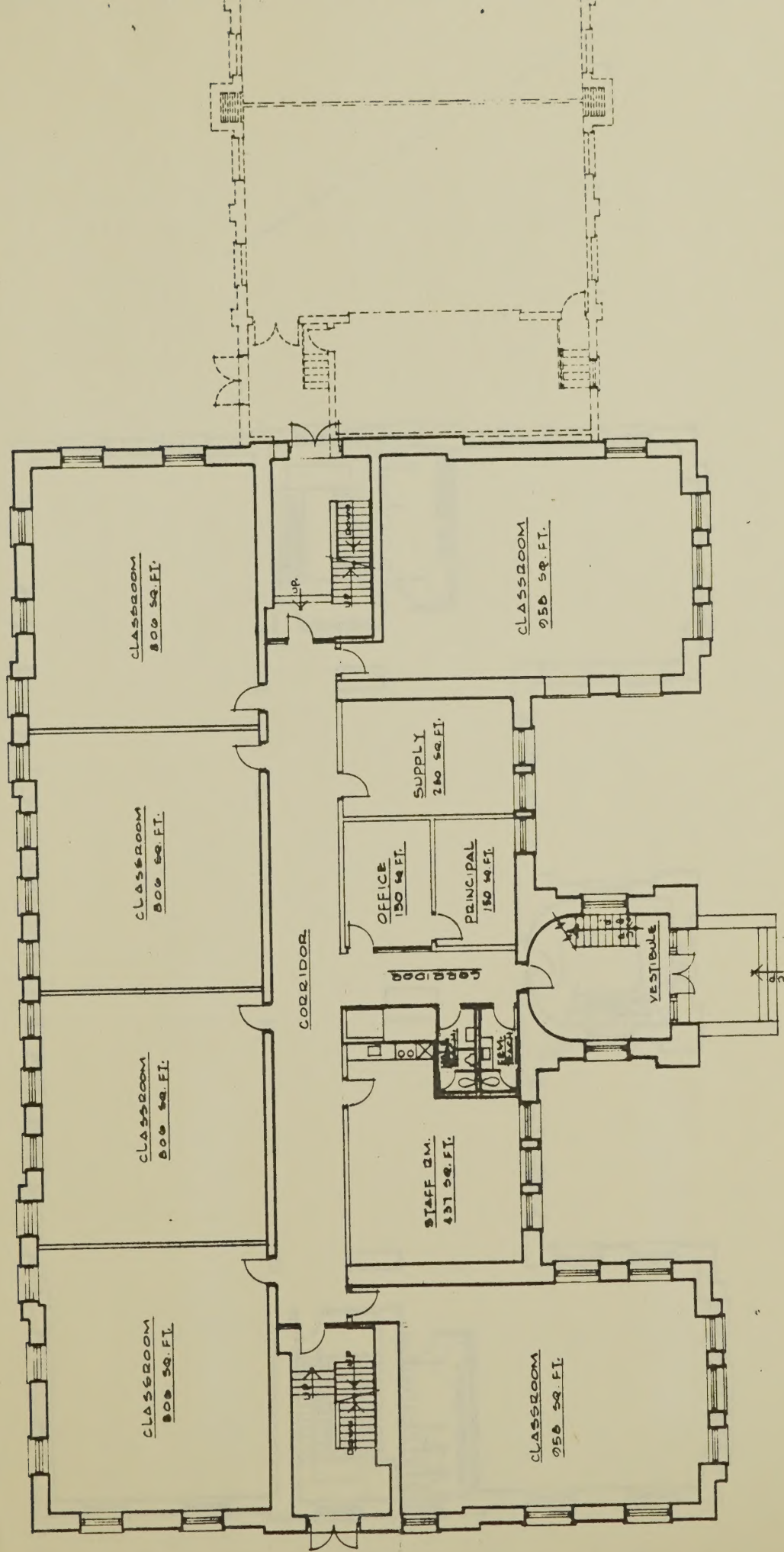
Utilities and janitorial services will be provided by the Board.

It is envisaged that the prospective tenant will have the opportunity before leasing to discuss renovations under consideration for the building.

2. The proposal should include a 10-year lease and the amount of rent would be adjusted at fixed intervals in accordance with a nationally recognized inflation index.
3. The ground floor space may become available for rent during the term of the lease and the second floor tenant will have the first choice of leasing the additional space.
4. This is a unique opportunity for a commercial enterprise to locate in a heritage building in a prestigious area, close to the civic centre and the city business core.

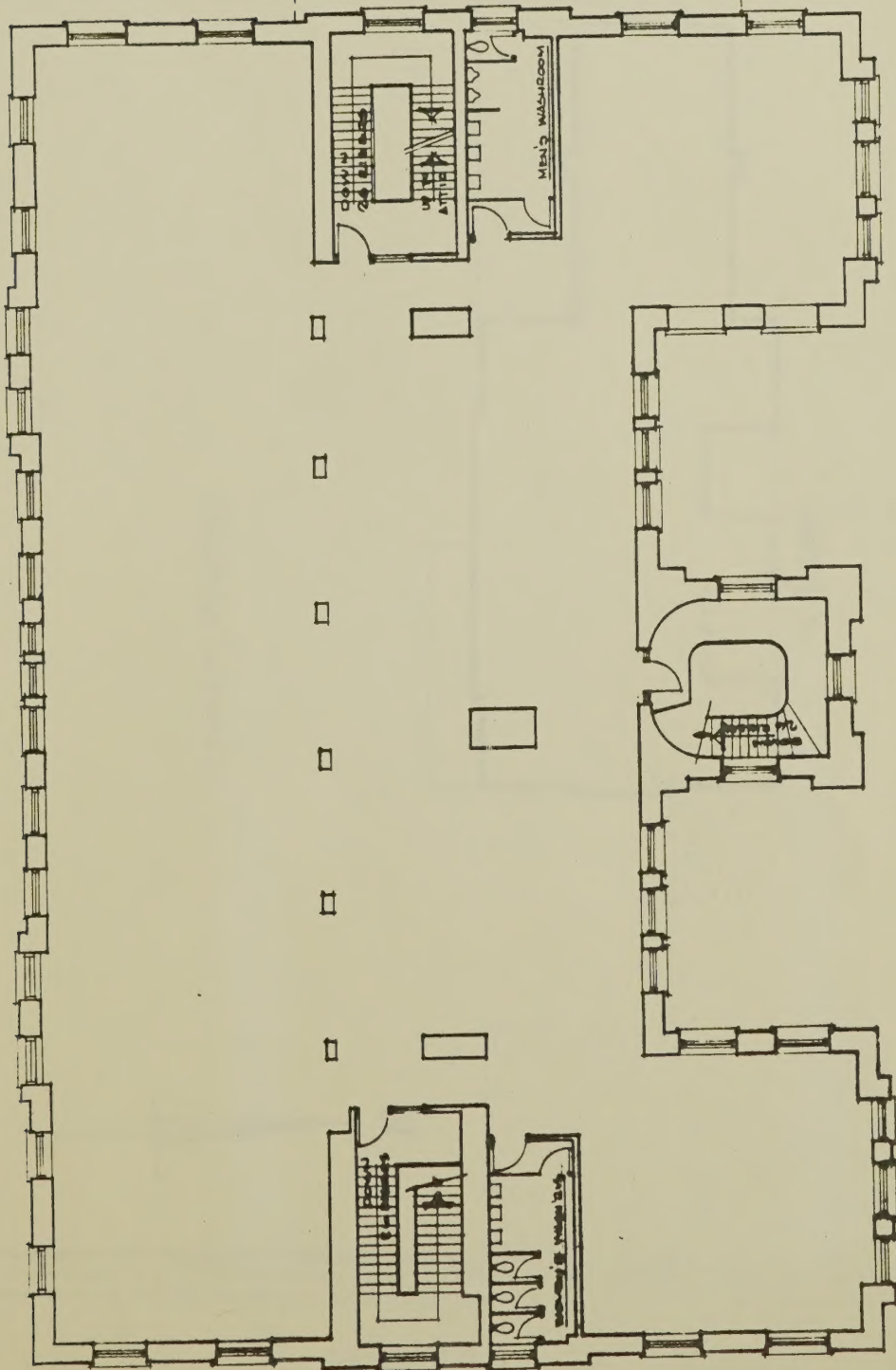


MAIN ENTRANCE



FIRST FLOOR PLAN

THE BOARD OF EDUCATION FOR THE CITY OF HAMILTON		CENTRAL PUBLIC SCHOOL	
PROPOSED RENOVATIONS		DATE: FEB. 7, 1978	
SCALE: 1/8" = 1'-0"		DRAWING NUMBER: G-084-1.	



SECOND FLOOR PLAN

THE BOARD OF EDUCATION
FOR THE CITY OF HAMILTON

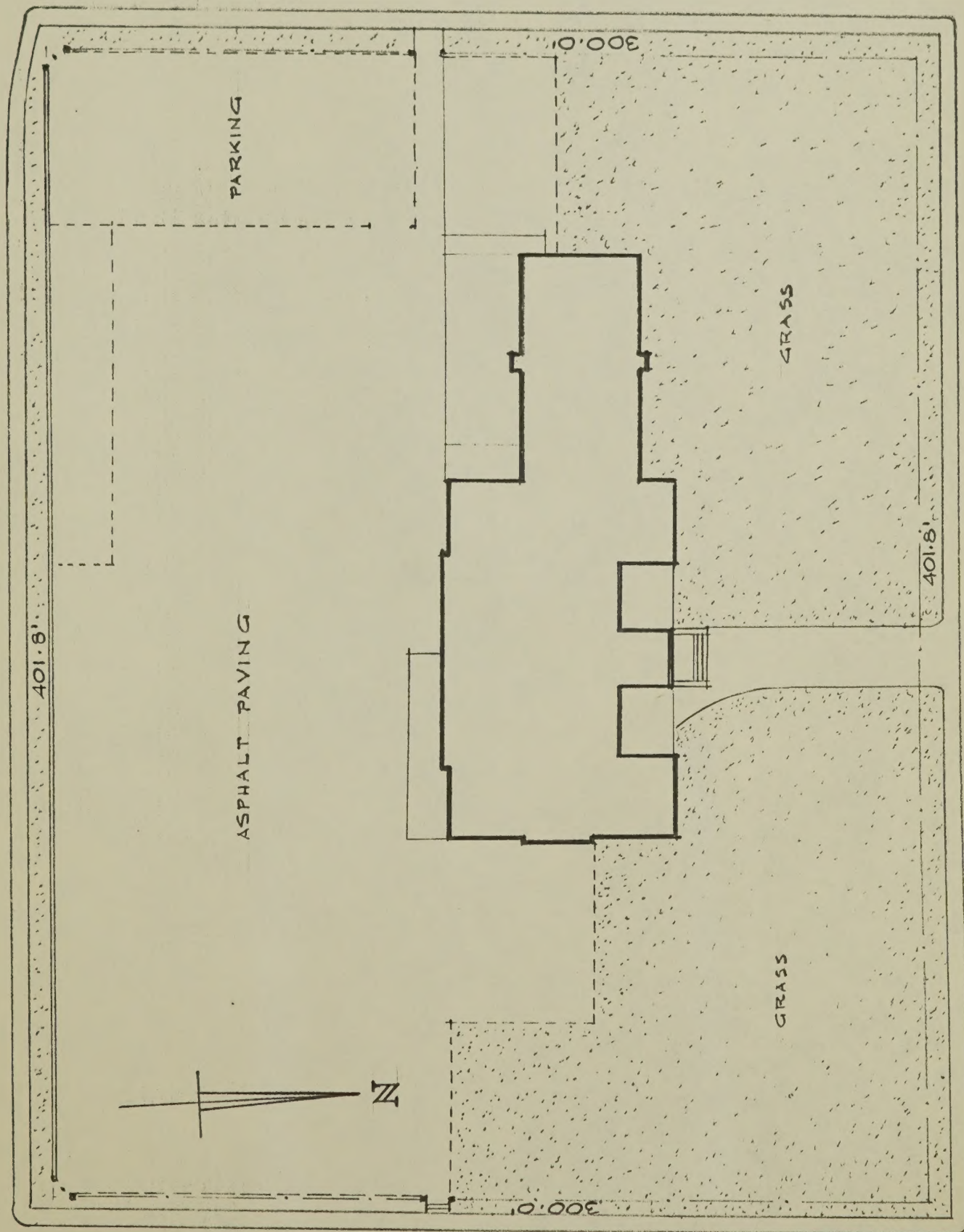
CENTRAL PUBLIC SCHOOL

PROPOSED RENOVATIONS

SCALE: 1/8" = 1'-0" DATE: FEB. 7, 1978 DRAWING NUMBER: C-004-2

BOLD ST.

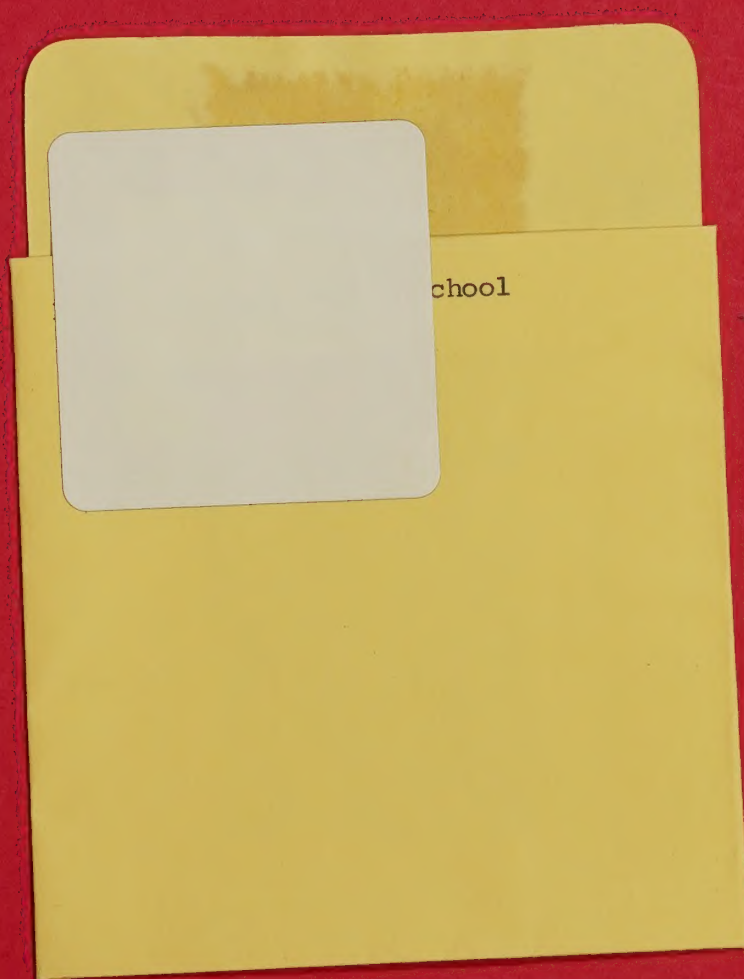
BAY ST. SOUTH



PARK ST. SOUTH

HUNTER ST. SITE PLAN

SCALE : 1" = 50'-0"



HAMILTON PUBLIC LIBRARY



3 2022 21335422 4

OLD TANG

51258

MAY 19 1984